

**Planned Development District
General Implementation Plan Amendment
Zoning for Lot 27 First Addition to
Fitchburg Technology Campus, and
Lot 3 CSM 11600**



8 6 7 1 2 3 5
Tx:8527254

**KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS**

**DOCUMENT #
5064432**

04/17/2014 2:09 PM
Trans. Fee:
Exempt #:
Rec. Fee: 30.00
Pages: 3

**Legal Description: Lot 27 First Addition to
Fitchburg Technology Campus, and Lot 3 CSM
11600**

Return to: Fitchburg City Clerk
5520 Lacy Road
Fitchburg, WI 53711

Parcel No's: 060915243672
060916160482

Plan Commission
Initiated By

Thomas D. Hovel
Drafted By

2/18/2014
Date

**ORDINANCE NO. 2014-O-09
ZONING ORDINANCE AMENDMENT
AMEND GENERAL IMPLEMENTATION PLAN ZONING
FOR LOT 27 FIRST ADDITION TO FITCHBURG TECHNOLOGY CAMPUS
AND LOT 3 CSM 11600**

WHEREAS, pursuant to Fitchburg Ordinance No. 87-0-06, Section 3, Zoning District Maps were adopted within the corporate limits of the City of Fitchburg until expressly altered by the City Council, and

WHEREAS, Avante Properites, LLC has submitted an application (RZ-1996-14) to amend Planned Development District General Implementation Plan (PDD-GIP) zoning for lot 27 First Addition to Fitchburg Technology Campus, and Lot 3 CSM 11600, and

WHEREAS, the original PDD-GIP zoning was granted by Ordinance No. 2002-O-26 (Rezoning request RZ-1150-02) to allow two to four story buildings and a maximum Impervious Surface Ratio (ISR) of .60 for the lot, and a Floor Area Ratio (FAR) of .3-.6, and

WHEREAS, the applicant desires to divide the two lots to create three lots, and amend the site development standards to allow the proposed north lot (hereafter Madison Group lot) contain a one-story office building, with a maximum Impervious Surface Ratio (ISR) of .56, and a Floor Area Ratio (FAR) of 22%; The other two lots, noted on what is termed the Overall Site Plan, shall together (on a first-come first served basis) provide for a maximum floor area ratio

not to exceed 42%, and a maximum impervious surface ratio of 60%. In addition, building heights may be two to four stories on site A, and up to three stories on site B.

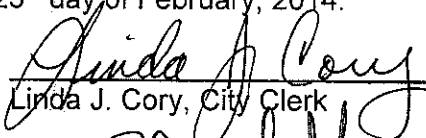
NOW THEREFORE the City Council of the City of Fitchburg, Dane County, Wisconsin does ordain as follows:

- (A) PDD-GIP zoning is hereby amended in accord with submitted plans and information dated January 7, 2014, and responses to staff comments of February 4, 2014 which is hereby made a part of this ordinance, and with the following additional requirements:
1. Madison Group lot) will contain a one-story office building, with a maximum Impervious Surface Ratio (ISR) of .56, and a Floor Area Ratio (FAR) of .22;
 2. The other two lots, noted on what is termed the Overall Site Plan, shall together (on a first-come first served basis) provide for a maximum floor area ratio not to exceed 42%, and a maximum impervious surface ratio of 60%. In addition, building heights may be two to four stories on site A, and one to three stories on site B.
 3. Any of the three sites may be allowed to increase their impervious surface ratio up to 62%, provided the difference between the noted ISR and the provided ISR is accounted for by on-site infiltration and/or evapo-transpiration.
 4. A CSM creating the three lots out of the current two lots, shall be recorded within 120 days of its council approval for this rezone request to be valid.
 5. Setbacks from Nobel Drive shall be 20' for one to three story building, and 30' if a four story building.
 6. Applicant shall coordinate with the city for a sidewalk easement along the west property line abutting South Fish Hatchery Road.

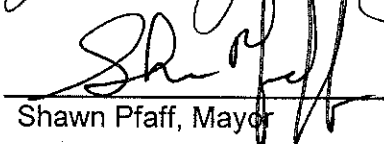
(B) This ordinance shall take effect following its publication, or the consent of the property owner, whichever occurs last. However, in accord with section 22.92 of the zoning code, owners shall consent within 30 days of approval for the PDD-GIP zoning to take effect.

(C) Applicant shall pay cost of publication to avoid a two Council meeting approval process.

The above and foregoing ordinance was duly adopted by the City Council of the City of Fitchburg, at a regular meeting held on the 25th day of February, 2014.

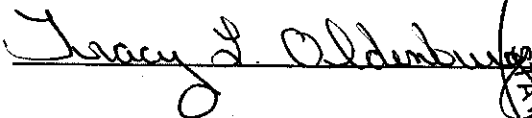

Linda J. Cory, City Clerk

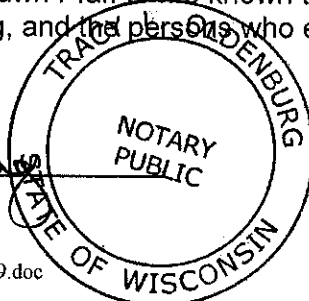
Approved: March 4, 2014


Shawn Pfaff, Mayor

STATE OF WISCONSIN)ss.
COUNTY OF DANE

Personally came before me this 4th day of March, 2014, the above named Linda J. Cory, and Shawn Pfaff to me known to be the City Clerk and Mayor (respectively) of the City of Fitchburg, and the persons who executed the foregoing instrument and acknowledged the same.





Notary Public, State of Wisconsin

Printed Name of Notary Public

My Commission Expires: Dec. 18, 2012

Tracy L Oldenburg

Consent of the Property Owner

[Signature]

Date: 4/4/14

STATE OF WISCONSIN)ss.
COUNTY OF DANE

Personally came before me this 4 day of April, 2014, the

above named Scott E Kelly to me known to be member, of

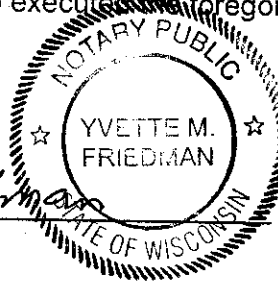
Fitchburg Technology Campus and the person who executed the foregoing instrument and acknowledged the same.

[Signature]
Notary Public, State of Wisconsin

Printed Name of Notary Public

My Commission Expires: 9/25/2011

Yvette M. Friedman



Consent of Mortgage Holder:

Park Bank [Signature]
Mortgage Holder
Michael J. Lawrence
Vice President

Date: 3-11-14

STATE OF WISCONSIN)ss.
COUNTY OF DANE

Personally came before me this 11 day of March, 2014, the above named

Michael J. Lawrence to me known to be the Vice President

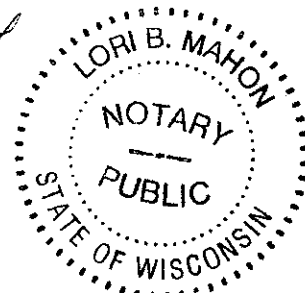
of Park Bank and the person who executed the foregoing instrument and acknowledged the same.

[Signature]
Notary Public, State of Wisconsin

Printed Name of Notary Public

My Commission Expires: 9-6-15

Lori B. Mahon





City of Fitchburg
Planning/zoning Department
5520 Lacy Road
Fitchburg, WI 53711 (608-270-4200)

REZONING APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby petitions to amend the zoning district map of the Fitchburg zoning ordinance by reclassifying from the _____ district to the _____ district the following described property:

1. Location of Property / Street Address: Fitchburg Technology Campus

Legal Description - (Metes & Bounds, or Lot No. And Plat):

Lot 27

***Also submit in electronic format (MS WORD or plain text) by email to: planning@city.fitchburg.wi.us

2. Proposed Use of Property - Explanation of Request:

Single story office building; Maximum ISR .65

3. Proposed Development Schedule: Plan Commission SIP in January, Construction complete by 12/14

4. Future Land Use Plan Classification:

***Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Rezoning shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

***Attach three (3) copies of a site plan which shows any proposed land divisions, plus vehicular access points and the location and size of all existing and proposed structures and parking areas. Two (2) of the three (3) copies shall be no larger than 11" x 17". Submit one (1) electronic pdf document of the entire submittal to planning@city.fitchburg.wi.us. Additional information may be requested.

Type of Residential Development (If Applicable): n/a

Total Dwelling Units Proposed: n/a

No. Of Parking Stalls: n/a

Type of Non-residential Development (If Applicable): Office

Proposed Hours of Operation: 7am-7pm

No. Of Employees: 25-30

Floor Area: 16,786

No. Of Parking Stalls: Phase 1: 51 stalls

Sewer: Municipal ☒

Private ☐

Water: Municipal ☒

Private ☐

Current Owner of Property: Avante Properties, LLC

Address: 120 East Lakeside Street Madison, WI 53715

Phone No: 608-294-4086

Contact Person: Chris Armstrong

Email: chris@avanteproperties.com

Address: _____

Phone No: _____

Respectfully Submitted By: _____

Owner's or Authorized Agent's Signature

Stephen D. Holzhauser, Architect
Print Owner's or Authorized Agent's Name

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: Date Received: 1/21/2014

Publish: _____ and _____

Ordinance Section No. _____

Fee Paid: Per Tony Roach + Mike Z. City is paying fee out of Tax Increment District 4. \$925.00

Permit Request No. R2-1996-14

DESCRIPTION

Lot 27, First Addition to Fitchburg Technology Campus, as recorded in Volume 58-0205A of Plats, on Pages 135-139, as Document Number 3708613, Dane County Registry, also Lot 3, Certified Survey Map Number 11600, as recorded in Volume 70 of Certified Survey Maps, on Pages 367-371, as Document Number 4132234, Dane County Registry, located in the SW $\frac{1}{4}$ - NW $\frac{1}{4}$ of Section 15, and the SE $\frac{1}{4}$ - NE $\frac{1}{4}$ of Section 16, all in Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin being more fully described as follows:

Commencing at the West $\frac{1}{4}$ corner of said Section 15; thence N00°36'44"E along the West line of the NW $\frac{1}{4}$ of said Section 15, 504.46 feet to the southerly line of said Lot 27 and the point of beginning; thence S89°52'49"W along said southerly line, 10.46 feet to the Southwest corner of said Lot 27 and the Southeast corner of said Lot 3; thence along the boundary of said Lot 3 for the next seven (7) courses; 1-thence continuing S89°52'49"W, 152.76 feet; 2-thence N84°24'33"W, 110.56 feet; 3-thence S89°52'50"W, 125.22 feet to a point of curvature; 4-thence 40.20 feet along the arc of a curve to the right, through a central angle of 92°06'32", a radius of 25.00 feet, and a chord bearing N44°03'25"W, 36.00 feet; 5-thence N02°00'21"E, 421.86 feet; 6-thence S89°27'59"E, 342.15 feet to a point of non-tangential curvature; 7-thence 126.40 feet along the arc of a curve to the left, through a central angle of 19°18'46", a radius of 375.00 feet, and a chord bearing S39°32'12"E, 125.80 feet to the northerly most corner of said Lot 27; thence along the boundary of said Lot 27 for the next five (5) courses; 1-thence S49°11'33"E, 226.62 feet to a point of curvature; 2-thence 184.14 feet along the arc of a curve to the right, through a central angle of 49°04'22", a radius of 215.00 feet, and a chord bearing S24°39'22"E, 178.57 feet; 3-thence S00°07'11"E, 21.51 feet to a point of curvature; 4-thence 39.27 feet along the arc of a curve to the right, through a central angle of 90°00'00", a radius of 25.00 feet, and a chord bearing S44°52'49"W, 35.36 feet; 5-thence S89°52'49"W, 234.60 feet to the point of beginning. Said description contains 249,819 square feet or 5.74 acres more or less.



February 4, 2014

Thomas Hovel
City of Fitchburg
5520 Lacy Road
Fitchburg, WI 53711

Re: Rezoning and CSM Submittal – Responses to City Comments
The Madison Group Headquarters, City of Fitchburg

Dear Tom:

The following are the City Public Works and Planning Department comments on Land Division and rezoning submittals for the Madison Group Headquarters, with the applicant's responses italicized in BLUE:

Land Division and Rezoning Request Submittal

Transportation Comments:

1. An access easement should be provided on the CSM to allow public access to be available to Lot 3 from Lot 2 (the driveway that would be located on Research Park Drive).
Applicant Response: Access to Lot 3 is proposed to be off Nobel Drive, east of the no access limits as shown in the plat. Approximately 175 linear feet of lot frontage along Nobel Drive is available for accessing Lot 3.
2. An easement should be provided along Fish Hatchery Road to accommodate sidewalk improvements to be provided on the east side of Fish Hatchery Road. The existing drainage swale does not allow sidewalk to be located within the ROW. The plan would be to add sidewalk within the setback area along Fish Hatchery Road.
Applicant Response: Vierbicher to coordinate with the City to determine required location of sidewalk to determine easement location and width.

Water Main and Sanitary Sewer Comments:

1. The existing sanitary sewer lateral to Lot 2 shall be extended to service both Lots 1 and 3. A private sanitary interceptor easement needs to be included on the CSM. In addition the private interceptor needs to be extended on Lot 2 to Lot 1 and 3's property line for future connection. A map is included that notes the location of the existing lateral on Lot 2.
Applicant Response: The Utility Plan shows the Lot 1 sanitary service connecting to the existing Lot 2 service, traveling northwest to the Lots 1 and 2 boundary, and following the Lots 1 and 2 common boundary to provide future service to Lot 3. A 20 foot private sanitary interceptor easement along the Lots 1 and 2 common boundary from the Research Park Drive ROW to the junction with Lot 3 is shown on the CSM.
2. The existing water service to Lot 2 needs to service Lot 1 as well. The existing service will need to be branched in the terrace into two separate services with two separate service valves. A private water main easement needs to be included on Lot 2 on the CSM for Lot 1's service. The existing hydrant on Nobel will need to be modified to provide a service to Lot 3.
Applicant Response: The Utility Plan shows the Lot 1 water service connecting to the existing Lot 2 service, and traveling northwest to the Lots 1 and 2 common boundary. A 20 foot private water main easement along the Research Park Drive ROW to the junction with the Lots 1 and 2 common

boundary is shown on the CSM. The Utility Plan notes the existing hydrant on Nobel Drive shall be modified to provide future water service to Lot 3.

3. If MMSD fees have not been paid for this lot, they will need to be paid prior to the recording of the CSM.

Applicant Response: MMSD and City interceptor fees have already been paid for per conversation with City staff.

Erosion Control and Stormwater Management (ECSWM) Comments:

1. A new Erosion Control & Storm Water Management permit application will need to be submitted to the Fitchburg Public Works Department for review and approval (The ECSWM application and information on requirements can be found at:
<http://www.fitchburgwi.gov/departments/cityHall/publicWorks/stormwater/ErosionControl.php>.
2. A stormwater maintenance agreement (recorded at the Dane County Register of Deeds office) will be required for the necessary private stormwater management practices approved by the City (e.g. private storm sewer, rain gardens, etc.). The owner(s) would be eligible for up to a 50% reduction in stormwater utility rates for the proposed stormwater practices. The following link:
<http://www.fitchburgwi.gov/departments/cityHall/publicWorks/stormwater/CreditsandRebates.php> provides the application form and details on this program.

Applicant Response: An Erosion Control & Storm Water Management permit application will be submitted upon further development of the design.

Applicant Response: A stormwater maintenance agreement per City standards will be entered into by the owner.

Planning Comments

1. On the overall site plan they indicate a Combined FAR as 13%. I calculate it as 41.7% (71,000/170,215).
Applicant Response: For the overall site, 41.7% is correct. The 13% is in reference to The Madison Group's portion.
2. They should retitle the upper right text block (currently titled Approximate Remaining Site Data) to read "Approximate Site Data for Sites A and B." The North site should be labeled on the site as "Madison Group Site".
Applicant Response: Will comply
3. Please take a look at the draft ordinance and let me know if it captures what you are attempting to do here.
Applicant Response: It appears to, yes.
4. As the Madison Group site is primarily part of lot 3 CSM 11600 we have added that into the notice and draft ordinance. The application only noted lot 27.
Applicant Response: Understood.
5. Please provide the parking ratio for each site. Number of stalls per 1,000 sq. ft. Will they meet the current GIP parking requirement for each site, or will changes to the GIP be required for that too?
Applicant Response:
The Madison Group= 1.87/1,000 for current layout, 2.98/1,000 for future layout.

February 4, 2014
Page 3 of 3

Site A= 3.05/1,000
Site B = 3.00/1,000

6. I have not completed a detailed review of items such as, but not limited to, landscaping which can be accomplished with the SIP or ADR.

Applicant Response: Noted. The landscape plan has been eliminated from this review set.

Feel free to contact me with any questions or concerns.

Sincerely,

A handwritten signature in black ink that reads "Joseph J. Doyle". The signature is written in a cursive, slightly slanted style.

Joseph J. Doyle

Enclosures

FISH HATCHERY ROAD

THE MADISON GROUP SITE

RESEARCH PARK DRIVE

APPROXIMATE SITE DATA FOR SITES A & B

BUILDING AREA A: 40,000 SF
PAVED AREA A: 48,030 SF
IMPERVIOUS AREA A: 58,030 SF
FAR A: 42.1%
ISR A: 61.1%

BUILDING AREA B: 25,000 SF
PAVED AREA B: 31,731 SF
IMPERVIOUS AREA B: 41,731 SF
FAR B: 33.2%
ISR B: 55.5%

ADDITIONAL PARKING AREAS ARE
NOT INCLUDED IN ISR CALCULATIONS
FOR SITES A & B

90°

ADDITIONAL PARKING

ADDITIONAL PARKING

ADDITIONAL PARKING

380'-0"

122 SITE A STALLS

SITE A = 94,978 SF

PROPOSED
40,000 SF
BUILDING

(4) FLOORS @ 10,000 SF

197 TOTAL STALLS

SITE B = 75,237 SF

75 SITE B STALLS

PROPOSED
25,000 SF
BUILDING

(2) FLOORS @ 10,000 SF
(1) FLOOR @ 5,000 SF

APPROVED
by Plan Commission
on 2/18/2014

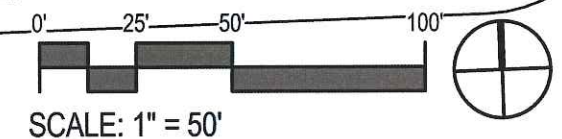


eppstein uhen : architects

NOBEL DRIVE

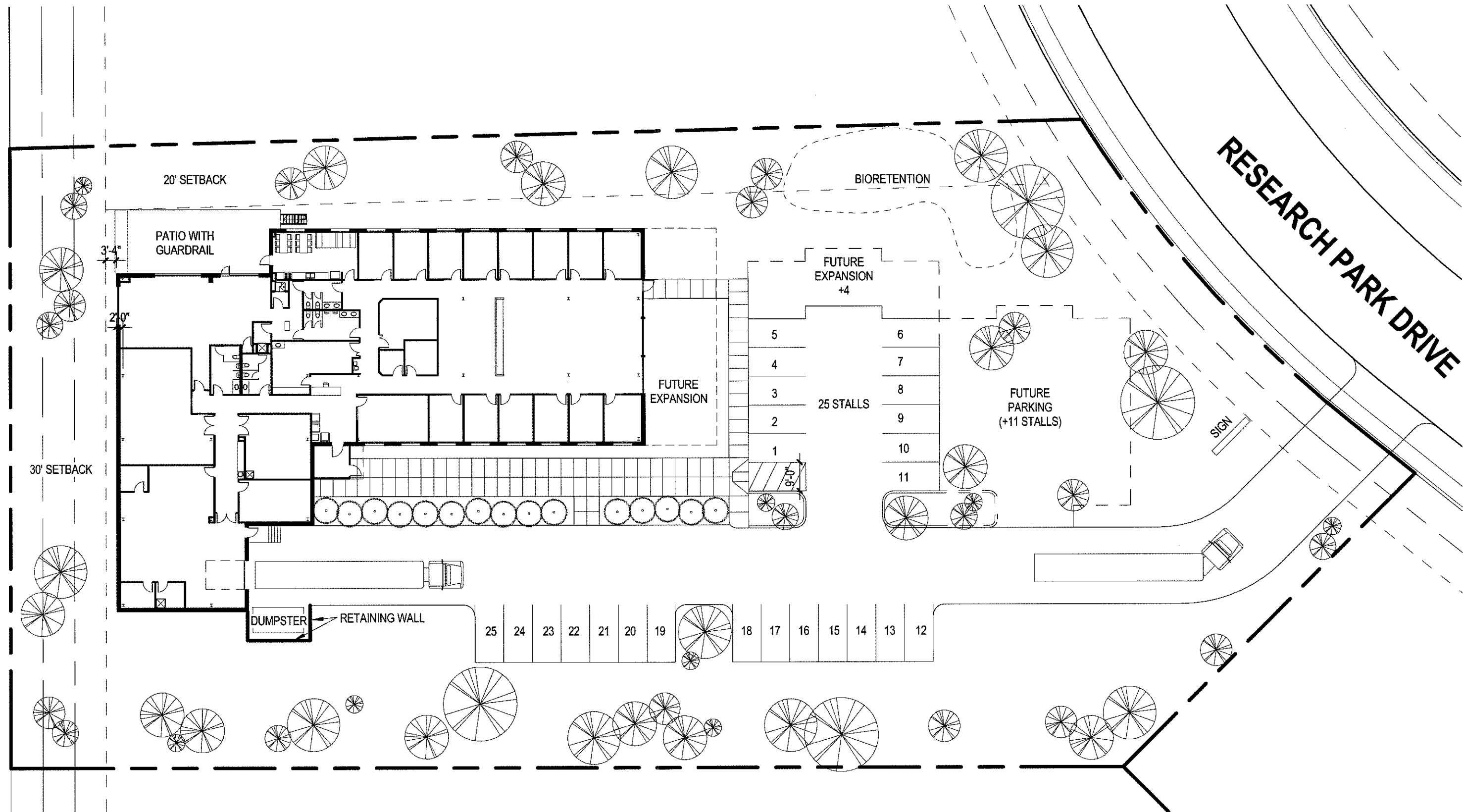
AVANTE SITES A & B

OVERALL SITE PLAN



FISH HATCHERY ROAD

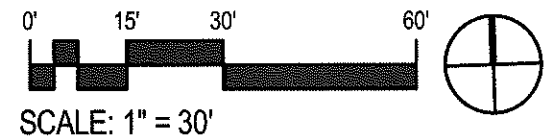
RESEARCH PARK DRIVE



TOTAL SITE: 77,335 SF
BUILDING AREA: 13,401 SF

THE MADISON GROUP

PRELIMINARY SITE PLAN



eppstein uhen : architects

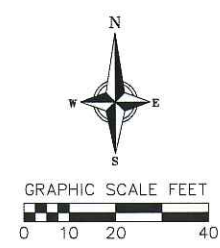
01/23/14 713242-01
© Eppstein Uhen Architects, Inc.

- TOPOGRAPHIC SYMBOL LEGEND**
- EXISTING CURB INLET
 - EXISTING STORM MANHOLE
 - EXISTING SANITARY MANHOLE
 - EXISTING FIRE HYDRANT
 - EXISTING WATER MAIN VALVE
 - EXISTING CURB STOP
 - EXISTING GAS VALVE
 - EXISTING ELECTRIC MANHOLE
 - EXISTING ELECTRIC PEDESTAL
 - EXISTING TRANSFORMER
 - EXISTING LIGHT POLE
 - EXISTING UTILITY POLE
 - EXISTING TV PEDESTAL
 - EXISTING TELEPHONE MANHOLE
 - EXISTING TELEPHONE PEDESTAL
 - EXISTING UNIDENTIFIED MANHOLE
 - EXISTING SHRUB
 - EXISTING CONIFEROUS TREE
 - EXISTING DECIDUOUS TREE
 - EXISTING SPOT ELEVATIONS

- TOPOGRAPHIC LINEWORK LEGEND**
- EXISTING UNDERGROUND CABLE TV
 - EXISTING FIBER OPTIC LINE
 - EXISTING UNDERGROUND TELEPHONE
 - EXISTING GAS LINE
 - EXISTING UNDERGROUND ELECTRIC LINE
 - EXISTING SANITARY SEWER LINE (SIZE NOTED)
 - EXISTING STORM SEWER LINE (SIZE NOTED)
 - EXISTING EDGE OF TREES
 - EXISTING WATER MAIN (SIZE NOTED)
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR

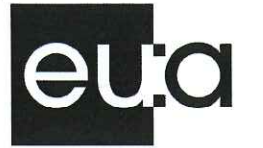
CALL DIGGER'S HOTLINE
1-800-242-8511
TOLL FREE

TELEFAX: 1-800-338-3860
TDC (FOR HEARING IMPAIRED):
1-800-542-2289
WIS. STATUTE 182.0175 (1979)
REQUIRES MINIMUM OF 3 WORKING DAYS
NOTICE BEFORE YOU EXCAVATE.



vierbicher
planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Foutter Drive, Suite 201 Madison, Wisconsin 53717
Phone: (608) 826-0532 Fax: (608) 826-0530



eppstein uhen : architects

milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
tel 414 271 5350 fax 414 271 7794

madison 222 West Washington Ave, Suite 650
Madison, Wisconsin 53703
tel 608 442 5350 fax 608 442 6680

PROJECT INFORMATION

THE MADISON GROUP

ADDRESS T.B.D.

ISSUANCE AND REVISIONS

PRELIMINARY PLANS

REVISIONS		
#	DATE	DESCRIPTION

A SHEET INFORMATION

PROJECT MANAGER	BN
PROJECT NUMBER	713242-01
DATE	01/15/14

EXISTING CONDITIONS PLAN

C101

B

B

A

A

S. FISH HATCHERY ROAD

EXISTING TRI-NORTH PARKING LOT

EXISTING TRI-NORTH PARKING LOT

EXISTING PROPERTY LINE

Existing 12' Wide Private Drainage Easement, #4132234

Existing Right of Way Grant Underground Electric Easement, #4065633

RIM EL=1028.55

Existing 20' Wide Public Drainage Easement #3708613

RIM=1027.22
IE N=1015.96
IE SE=1016.02

RIM=1028.42
IE N=1021.02
IE SE=1021.07
IE W=1021.87

RIM=1030.32
IE NW=1018.05
IE SE=1018.09

TOC=1032.20
IE SW=1027.50

TOC=1031.80
IE NW=1025.53
IE SE=1025.57

RIM=1032.50
IE NW=1026.65
IE SE=1026.70

GRADING LEGEND

- 820 EXISTING MAJOR CONTOURS
- 818 EXISTING MINOR CONTOURS
- 820 PROPOSED MAJOR CONTOURS
- 818 PROPOSED MINOR CONTOURS
- SWALE CENTERLINE
- SILT FENCE
- DISTURBED LIMITS
- RETAINING WALL
- DRAINAGE DIRECTION

1048.61

PROPOSED SPOT ELEVATIONS



EROSION MAT



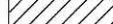
LEVEL SPREADER



RIPRAP DITCH



INLET PROTECTION



BIORETENTION BASIN



INFILTRATION BASIN



TRACKING PAD

ABBREVIATIONS	
C	TOP OF CURB
W	SIDEWALK
P	PAVEMENT
TW	TOP WALL
BW	BOTTOM WALL
D	DECK
B	BASEMENT

PROPOSED UTILITY LEGEND

- STORM SEWER MANHOLE
- STORM SEWER ENDWALL

CONSTRUCTION SEQUENCE:

1. INSTALL INLET PROTECTION ON EXISTING INLETS ADJACENT TO PROPERTY.
2. INSTALL SILT FENCE, SILT SOCK, AND TRACKING PAD.
3. STRIP TOPSOIL OF EXISTING SITE
4. ROUGH GRADE DRIVES, PARKING LOTS AND BUILDING PADS.
5. CONSTRUCT UNDERGROUND UTILITIES.
6. INSTALL INLET PROTECTION ON ALL NEW STORM INLETS.
7. CONSTRUCT WALKS, DRIVES, PARKING LOTS AND BUILDINGS.
8. FINAL GRADE SITE AND STABILIZE SITE.
9. GRADE / INSTALL INFILTRATION BASIN, BIORETENTION BASIN AND STONE FOR INFILTRATION TRENCHES.
10. FINAL GRADE SITE, RESPREAD TOPSOIL, SEED AND MULCH.
11. REMOVE TRACKING PAD AND SILT FENCE AFTER DISTURBED AREAS ARE STABILIZED.

EROSION CONTROL AND GRADING NOTES:

1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF FITCHBURG EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
2. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (<http://dnr.wisconsin.gov/runoff/stormwater/techstds.htm>).
3. INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
4. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR CITY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
5. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL SITE IS ESTABLISHED. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
6. A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED AT THE END OF ROAD CONSTRUCTION LIMITS TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WISCONSIN TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY AND AS DIRECTED BY CITY.
7. CHANNELIZED RUNOFF: FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
8. STABILIZED DISTURBED GROUND: ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25-FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 14-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
9. SITE DE-WATERING: WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SURFICENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE-WATERING).
10. WASHED STONE WEEPERS OR TEMPORARY EARTH BERMS SHALL BE BUILT PER PLAN BY CONTRACTOR TO TRAP SEDIMENT OR SLOW THE VELOCITY OF STORM WATER.
11. SEE DETAIL SHEETS FOR RIP-RAP SIZING. IN NO CASE WILL RIP-RAP BE SMALLER THAN 3" TO 6".
12. INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. ALL PROJECT AREA STORM INLETS NEED WISCONSIN D.O.T. TYPE D INLET PROTECTION. THE FILTERS SHALL BE MAINTAINED UNTIL SITE IS ESTABLISHED.
13. USE SEDIMENT TRAPS AS NEEDED DURING CONSTRUCTION (DO NOT USE INFILTRATION AREAS). AT THE END OF CONSTRUCTION, REMOVE SEDIMENT AND RESTORE PER PLAN.
14. RESTORATION (SEED, FERTILIZER AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN OR THE BIORETENTION BASIN DETAIL SHEET.
15. TERRACES SHALL BE RESTORED WITH 6" TOPSOIL, PERMANENT SEED, FERTILIZER AND MULCH. LOTS SHALL BE RESTORED WITH 6" TOPSOIL, TEMPORARY SEED, FERTILIZER AND MULCH.
16. SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
17. FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOO) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
18. EROSION MAT (TYPE I CLASS A PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON ALL SLOPES 5:1 OR GREATER BUT LESS THAN 1:1. EROSION MAT INSTALLED ADJACENT TO WETLAND SHALL BE DESIGNED TO NOT ENTRAP ANIMALS.
19. SOIL STABILIZERS SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES BETWEEN 10% AND 3:1 (DO NOT USE IN CHANNELS). SOIL STABILIZERS SHALL BE TYPE B, PER WISCONSIN D.O.T. P.A.L. (PRODUCT ACCEPTABILITY LIST), OR EQUAL. APPLY AT RATES AND METHODS SPECIFIED PER MANUFACTURER. SOIL STABILIZERS SHALL BE RE-APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRACK ON THE AREA.
20. SILT FENCE OR EROSION MAT SHALL BE INSTALLED ALONG THE CONTOURS AT 100 FOOT INTERVALS DOWN THE SLOPE ON THE DISTURBED SLOPES STEEPER THAN 5% AND MORE THAN 100 FEET LONG THAT SHEET FLOW TO THE ROADWAY UNLESS SOIL STABILIZERS ARE USED.
21. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR ROADWAY. SEE DETAILS.
22. SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
23. ACCUMULATED CONSTRUCTION SEDIMENT SHALL BE REMOVED FROM ALL PERMANENT BASINS TO THE ELEVATION SHOWN ON THE GRADING PLAN FOLLOWING THE STABILIZATION OF DRAINAGE AREAS.
24. ALL CONSTRUCTION ENTRANCE SHALL HAVE TEMPORARY ROAD CLOSED SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.
25. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY OF FITCHBURG.
26. THE CITY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.
27. CONTRACTOR IS RESPONSIBLE FOR TREATING VEHICLE AND WHEEL WASH WATER BEFORE DISCHARGING TO WATERS OF THE STATE.
28. CONTRACTOR SHALL INSTALL AND MAINTAIN BMPs IN VEHICLE FUELING AND MAINTENANCE AREA TO MEET NO VISIBLE SHEEN GOAL OF SECTION NR 151.126 OF THE WISCONSIN DNR ADMINISTRATIVE CODE.
29. CONTRACTOR SHALL INSTALL AND MAINTAIN BMPs TO PREVENT DISCHARGE OF SOLID MATERIAL PER CHAPTERS 30 OF WISCONSIN STATUTES.
30. CONTRACTOR SHALL INSTALL AND MAINTAIN BMPs TO PREVENT RUNOFF OF BUILDING AND WASTE MATERIAL INTO WATERS OF THE STATE.

SEEDING RATES:

1. TEMPORARY:
 1. USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
 2. USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 15.

PERMANENT:

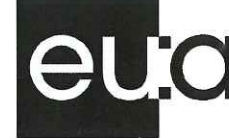
1. USE WISCONSIN D.O.T. SEED MIX #40 AT 4 LB./1,000 S.F. IN LAWN AND TERRACES.
2. USE PRAIRIE NURSERY DETENTION BASIN WET PRAIRIE MIX IN BIORETENTION BASIN BELOW WATER ELEVATION.
3. USE PRAIRIE NURSERY EROSION CONTROL FOR DRY SOILS IN ALL OTHER AREAS AROUND THE BIORETENTION BASIN.

FERTILIZING RATES:

1. TEMPORARY AND PERMANENT:
 1. USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

MULCHING RATES:

1. TEMPORARY AND PERMANENT:
 1. USE 1/4" TO 1/2" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION
2. NATIVE PLANTINGS SHALL BE PER MANUFACTURERS RECOMMENDATIONS.



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PROJECT INFORMATION

THE MADISON GROUP

ADDRESS T.B.D.

ISSUANCE AND REVISIONS

PRELIMINARY PLANS

REVISIONS

#	DATE	DESCRIPTION
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A SHEET INFORMATION

PROJECT MANAGER BN
PROJECT NUMBER 713242-01
DATE 01/15/14

EROSION CONTROL AND GRADING PLAN

C102

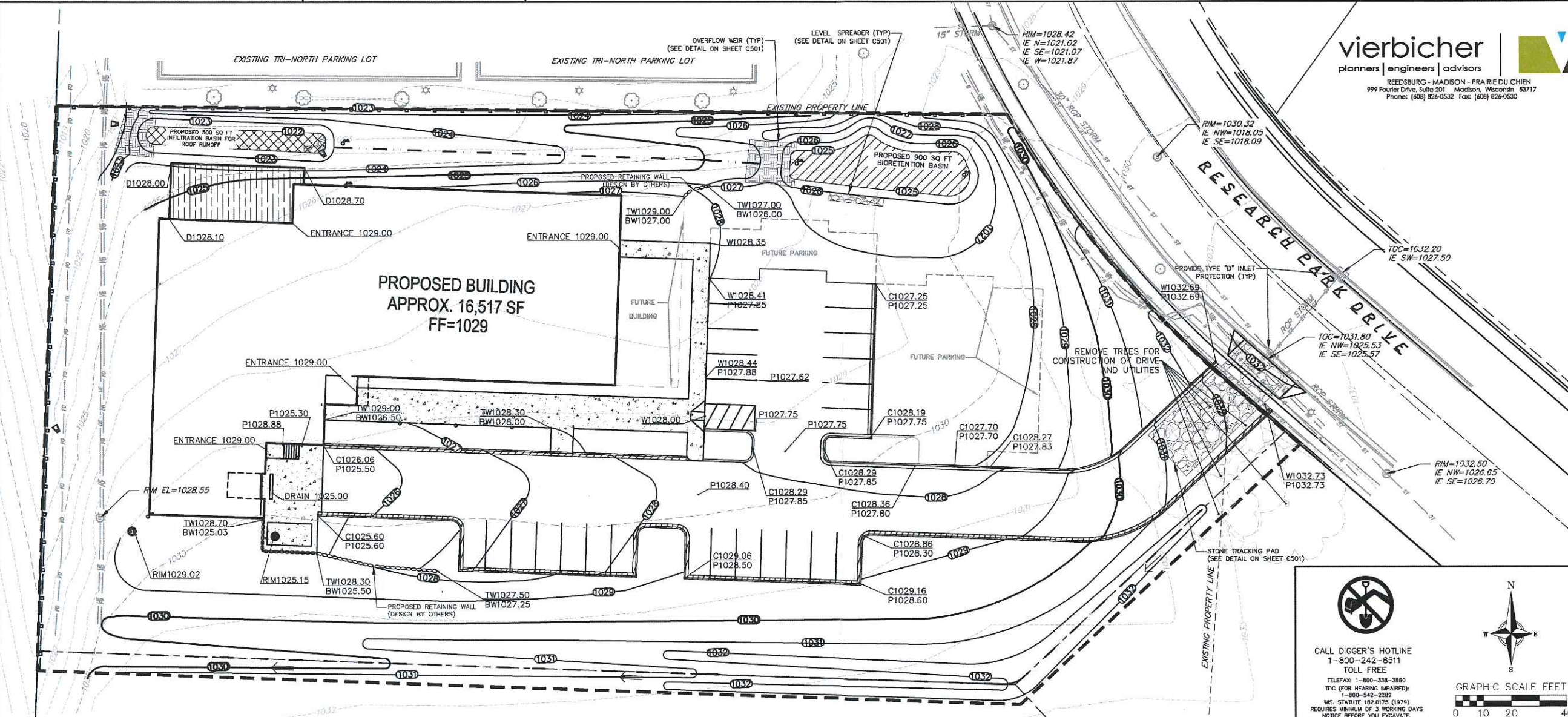
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planners | engineers | advisors

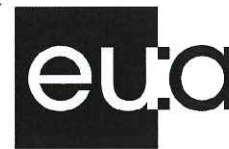
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PROJECT INFORMATION

THE MADISON
GROUP

ADDRESS T.B.D.

ISSUANCE AND REVISIONS

PRELIMINARY
PLANS

REVISIONS

#	DATE	DESCRIPTION
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SHEET INFORMATION

PROJECT MANAGER BN
PROJECT NUMBER 713242-01
DATE 01/15/14

UTILITY PLAN

C103

